

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 FORSYTH CLOSE BURNSIDE VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Burnside

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

28 WOOD GROVE BURNSIDE VIC 3023	\$757,500	15-Sep-23
238 WESTWOOD DRIVE BURNSIDE VIC 3023	\$770,000	25-May-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 17 November 2023



28 WOOD GROVE BURNSIDE VIC 3023

Sold Price

\$757,500

Sold Date

15-Sep-23



3



2



2

Distance

0.7km



238 WESTWOOD DRIVE BURNSIDE VIC 3023

Sold Price

\$770,000

Sold Date

25-May-23



3



2



2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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